



NEWS RELEASE

3 April 2007

THE SOLITAIRE – 100% SOLD IN ONE WEEK

The Solitaire, a boutique 59-unit luxury development located in District 10, by City Developments Limited (CDL) is now 100% sold, just one week after its soft launch.

The development was sold at an average price of above \$2,000 per square foot, with prices in excess of \$2,300 per square foot achieved. The prices of the apartments range from \$2.3 million for a 2-bedroom unit to over S\$7.4 million for a penthouse. The prices achieved represent a new benchmark for the Balmoral Park vicinity.

Foreigners from the United Kingdom, United States, Indonesia, Malaysia and the Philippines comprise over 40% of the buyers.

A stunning addition to CDL's portfolio of luxury residential jewels, The Solitaire is nestled in the prestigious Balmoral Park area, amidst tranquil and luxuriant surroundings. This unique residence comprises three 12-storey residential blocks of spacious two to four-bedroom apartments and penthouses arranged in a terraced fashion down the hilly terrain. Framed by Stevens Road, Robin Road and Balmoral Park, the strategic location offers residents exceptional accessibility via both Robin Road and Balmoral Park, with Orchard Road a minute's drive away. The Solitaire is conceptualised by world-renowned architect Mr Carlos Ott, whose debut project here was CDL's iconic One Shenton.

"We are delighted with the strong response for The Solitaire and we thank our customers for their support. The attraction to this well-designed development is because of its very limited and highly exclusive apartments in such a premium, matured residential estate. This attests to the unsurpassed quality and investment value that CDL offers to its buyers. We look forward to launching more innovative high-end residential concepts in the near future to meet the strong demand for exclusive luxury residences at prime locations," said Mr Chia Ngiang Hong, CDL's Group General Manager.

In the months ahead, CDL will be unveiling its upcoming luxury properties such as the 110-unit landmark residence at Grange Road (former Kim Lin Mansion site) and the coveted 223-unit residential waterfront development at the Quayside Isle on Sentosa Cove. Both projects are expected to be launched by the first half of the year.

Please refer to fact sheet enclosed for details on The Solitaire. For media enquiries, please contact:

Belinda Lee
Senior Manager, Head (Corporate Comms)
City Developments Limited
(Regn No: 196300316Z)
Tel: (65) 6428 9315

Gerry De Silva
Head, Group Corporate Affairs
Hong Leong Group, Singapore

Tel: (65) 6428 9308 / 6438 3110



FACT SHEET

DEVELOPMENT DETAILS	
Developer	City Developments Limited
Official Address	5, 5A & 5B Balmoral Park
Development Layout	3 Blocks of 12-storey condominium with Attic & Basement car parks
Tenure of Land	Estate in Perpetuity
Site Area	6,570.30 square metres (70,722 square feet)
Number of Apartments	59 Apartment Units
Number of Car Park Lots	71 Lots
Configurations/Sizes	Two-bedroom: 12 units from 1,238 – 1,572 square feet Three-bedroom: 22 units from 1,561 – 1,970 square feet Four-bedroom: 21 units from 2,164 – 2,659 square feet Penthouses: 4 units from 2,519 – 3,595 square feet
Facilities	<ul style="list-style-type: none"> ▪ Swimming Pool ▪ Children's Pool ▪ Spa Pool ▪ Aqua Gym ▪ Children's Playground ▪ BBQ Corner ▪ Cascading Water Features and Landscape ▪ Function Room and Lounge ▪ Club Gymnasium ▪ Male & Female Changing Rooms with Steam Baths ▪ Tennis Court ▪ Garden with Foot Reflexology Walk ▪ Pool and Sun Deck ▪ Garden Deck
Apartment Fittings	<p>Living / Dining Area</p> <ul style="list-style-type: none"> • Marble flooring <p>Bedrooms:</p> <ul style="list-style-type: none"> • Timber flooring <p>Master Bathroom Fittings and Accessories:</p> <ul style="list-style-type: none"> • Kaldewei Vaio Duo Oval bathtub • Zucchetti taps • Villeroy and Boch sanitary ware <p>Kitchen:</p> <ul style="list-style-type: none"> • Bosch Integrated refrigerator • Cooker hob, cooker hood, oven and microwave oven from the Bosch Collection

	<p>Air-con and Lighting System:</p> <ul style="list-style-type: none"> • Split-unit concealed ducted air-conditioning system to Living, Dining and Master Bedroom • Split-unit wall mount air-conditioning units to all other Bedrooms/Study Room (where applicable) • Lighting Dimming System for Living, Dining & Master Bedroom
Eco-friendly Green Features in the Development	<ul style="list-style-type: none"> • Provision of balconies and planters for sun-shading • Energy-efficient inverter split-unit air-conditioning system with “4 tick” label • Pneumatic Waste Conveyance System for an odour-free and pest-free environment • Water harvesting system for landscape irrigation
Estimated Completion	31 March 2011

CONSULTANTS	
Concept Designer	Carlos A. Ott Architects
Architect	Team Design Architects Pte Ltd
Project Interior Designer	Suying Design Pte Ltd
M&E Engineer	Squire Mech Pte Ltd
C&S Engineer	KTP Consultants Pte Ltd
Quantity Surveyor	Davis Langdon & Seah (S) Pte Ltd
Landscape Consultant	Site Concepts International

The Architect - Carlos Ott

Carlos Ott is one of the world’s leading architects with more than 35 years of experience. Winner of many international awards, Mr Ott has left his indelible architectural impression in all corners of the globe, from the Opera de la Bastille in Paris, France, to the International Airport Lago Argentino in Provincia de Santa Cruz, Argentina, to the Sunny Isles Residences Complex in Miami, Florida, U.S. The recent launch of his first architectural masterpiece in Singapore, One Shenton, was met with resounding success.

He designs with multiple perspectives in mind, looking through the eyes of architect, buyer, developer and marketer interchangeably. One thing that remains constant despite the variations in perspectives, however, is his architectural vision and philosophy – his singular commitment to achieving the best architectural solution, by maximising all assets of each site.

The unique style of his architecture is recognised in many countries through prestigious awards such as “Arts et Lettres” and the “Legion d’Honneur” awarded in 1986 and 1988 respectively by Francois Mitterand, the President of France, the Faculty of Architecture in Uruguay awarded him with the “Medalla de Oro” in 1990, the University of Washington with the “Distinguished Alumni Award” 1997, and the Museo de Bellas Artes in Buenos Aires with the Vitruvio Award, also in 1997.